



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Milpitas City Council has set the hour of 7:00 PM, Tuesday, November 17, 2015, in the **City Hall Council Chambers, 455 E. Calaveras Boulevard**, Milpitas, as the time and place for Public Hearing on the following:

**THE DISTRICT, CENTRE POINTE AND HOURET – McCandless, Centre Pointe and Houret Drive – GP15-0002; ST15-0001; RZ15-0005; EA15-0005; SD15-0006; MT15-0006; -0007; -0008; -0009; UP15-0010:** A request to approve a new development to include approximately 1,169 housing units, 83,842 square feet of retail/commercial uses, a 175-room hotel, and associated improvements, on six subareas within the Transit Area Specific Plan. The project includes a request to amend the City of Milpitas' General Plan and Transportation Area Specific Plan by changing the land use designation on 3.287 acres from Residential-Retail High Density Mixed (RRMU) to High Density Transit Oriented Residential (HDTOR), and a Rezone of same area from High Density Mixed-Use (MXD2) to Multi-Family High Density Residential (R3).

It also includes a request to amend the previously approved Site Development Permit for the District 1 Lots 2 and 4, changing the proposed mixed use buildings on Lots 2 and 4 to 391 residential units (218 lot 2; 173 lot 4), 3,480 sq. ft. of retail on Lot 2, 13,941 sq. ft. of retail on Lot 4, and associated site improvements. The project would amend Lot 3 of District by proposing approximately 66,421 sq. ft. of retail uses, including a hotel with 175 rooms and a 423 residential unit building. The remainder of the project includes 105 dwelling units on Centre Pointe site B, and 136 units on Centre Pointe Lot C. The Houret component proposes 114 residential condominium units along Houret Drive and Court and associated site improvements. In addition to amendments to the General Plan, the Transit Area Specific Plan, and the City zoning map identified above, the project will also require Subdivision Maps, a Site Development Permit, and a Conditional Use Permit to permit deviations from certain Transit Area Specific Plan requirements.

The project is located within the Transit Area Specific Plan at 1320 and 1425 McCandless Drive, 1463, 1515, 1557, and 1585 Centre Pointe Drive, 231, 247,271 Houret Drive, and 1757 Houret Court.

The proposed project has been reviewed under the California Environmental Quality Act, and an Addendum to the Environmental Impact Report (SCH 2006) has been prepared. Project Planner: Bill Ekern, 408-586-3273, bekern@ci.milpitas.ca.gov

**Recommendation: The Planning Commission has recommended (5-0) that the City Council approve the Addendum and the requested General Plan Amendment, Transit Area Specific Plan Amendment, Rezone, Subdivision Maps, Site Development Permit, and Conditional Use Permit.**

**NOTICE IS FURTHER GIVEN**, pursuant to Government Code Sec. 65009, that any challenge of this application in court may be limited to raising only those issues raised by you or on your behalf at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this hearing.

**INTERESTED PERSONS** who wish to comment may attend the public hearing in person or may submit written comments to the City Council prior to the public hearing. Written comments may be sent to the Milpitas City Clerk via US mail to 455 East Calaveras Blvd., Milpitas, CA 95035, delivered to the Milpitas City Hall 3rd Floor, or sent by e-mail to: mlavelle@ci.milpitas.ca.gov